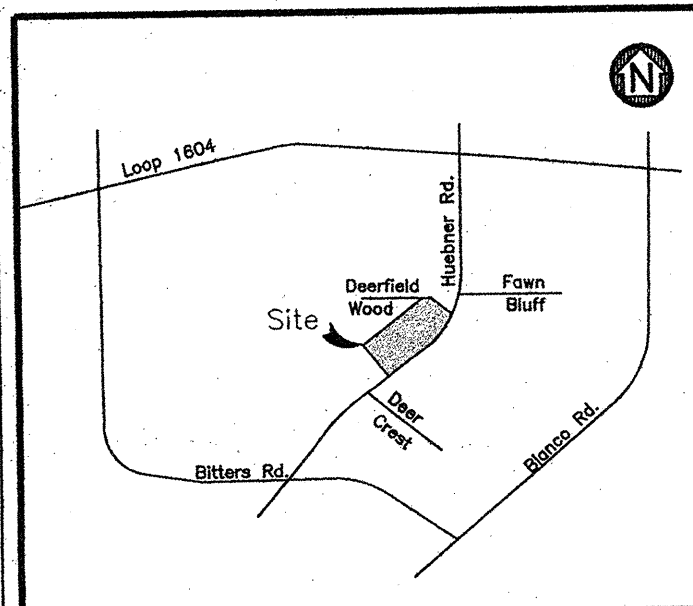


PLAT NO. 200086



Location Map

NTS

LINE TABLE		
LINE	LENGTH	BEARING
L1	78.04	N25°10'03"E
L2	72.83	N23°37'00"E
L3	9.20	N21°53'48"E
L4	68.93	N21°53'48"E
L5	110.68	N19°43'27"E
L6	28.11	S87°32'55"E

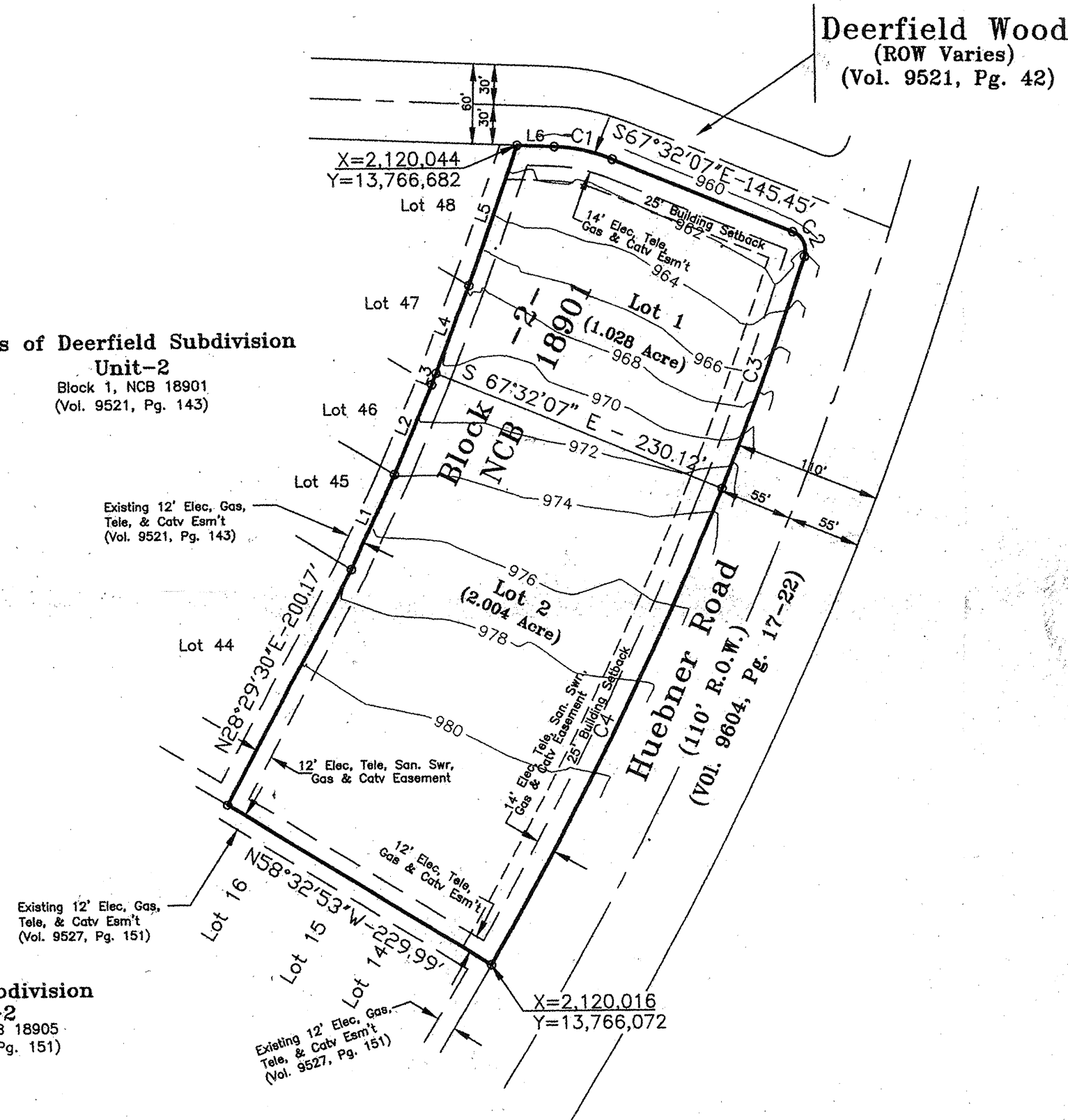
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	TANGENT
C1	44.40	126.81	20°03'39"	44.17	22.43
C2	22.47	15.00	85°50'37"	20.43	13.95
C3	182.93	2745.00	03°49'06"	182.89	91.50
C4	396.36	2745.00	08°16'23"	396.01	198.52

Note:

This subdivision is within the Edwards Recharge Zone. Development within this Subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code Entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof. No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification To an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest Revision thereof, has been filed with the appropriate regional TNRCC office, and the Application has been approved by the executive director of the TNRCC.

Woods of Deerfield Subdivision
Unit-2
Block 1, NCB 18901
(Vol. 9521, Pg. 143)

Oakwood Subdivision
Unit-2
Block 1, NCB 18905
(Vol. 9527, Pg. 151)



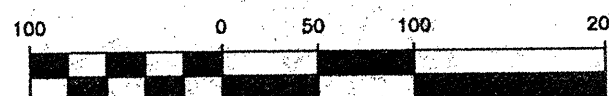
Note:
All corners marked with
1/2" Iron Rod unless
otherwise noted.

SUBDIVISION PLAT ESTABLISHING THE ENCLAVE AT DEERFIELD SUBDIVISION

Being, 3.032 Acres, NCB 15009,
as recorded in Volume 7719,
Page 1011, Official Public Records
of Real Property, Bexar County, Texas.



GRAPHIC SCALE



(IN FEET)
1 INCH = 100 FT.



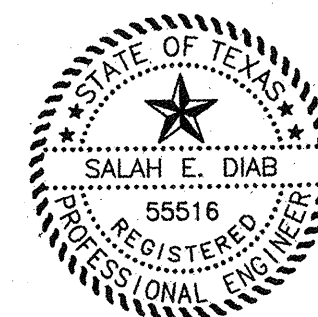
Seda Consulting Engineers, Inc.

2939 Moserock, Suite 225 (210) 308-0057
San Antonio, Texas 78230 Fax: (210) 308-8842

CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

SIGHTLINE SURVEYING, INC.

738 BARCHESTER (210) 308-5650
San Antonio, Texas 78216 Fax: (210) 308-5876



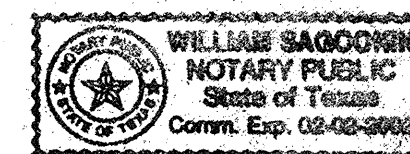
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 20th DAY OF March A.D., 19 2000.

William Sagoorn
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

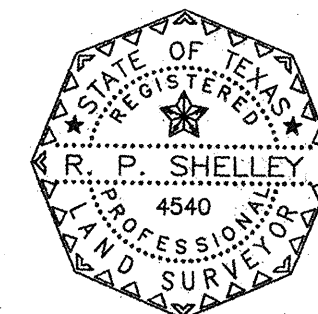
BEFORE ME, THE UNDERSIGNED DULY AUTHORIZED AGENT ON THIS DAY PERSONALLY APPEARED Dr. Brian Schroder KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED GIVEN UNDER MY HAND AND SEAL OF THIS OFFICE THIS 16th DAY OF April A.D., 19 2000.

William Sagoorn
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



THIS PLAT OF The Enclave at Deerfield Subdivision HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODE SECTION 212.0065.

DATED THIS 24th DAY OF May A.D., 2000
Director of Planning



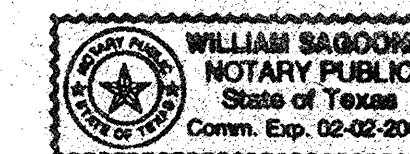
STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND.

R. P. Shelley
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS THE 20th DAY OF March A.D., 19 2000.

William Sagoorn
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

Cory Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 27th DAY OF March A.D., 2000 AT 8:34 A.M. AND DULY RECORDED THE 27th DAY OF March A.D., 2000 AT 8:34 A.M. IN THE RECORDS OF BEXAR COUNTY, TEXAS, IN BOOK VOLUME 1079 ON PAGE 36 IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF March A.D., 19 2000.



COUNTY CLERK BEXAR COUNTY TEXAS
BY: Daniel Kelly DEPUTY

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS, AND THIRTY (30) FEET TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

05-01-045



City of San Antonio
Development Services Department
Vested Rights Permit/Consent Agreement
APPLICATION

Permit File: # 05-01-045
Assigned by city staff

Date: 14-Jan-05

☒ **Vested Rights Permit**

☐ **Consent Agreement**

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.

*Note: All Applications must comply with the Unified Development Code (UDC),
Section 35-B124 Vested Rights Determination for the City of San Antonio.*

(a) Owner: Mr. A. J. Imad

5313 Jackwood

San Antonio, Texas 78238

(b) Agent: Mr. Jeffery L. Lineberger, P. E.

Phone: [Office] 210-524-7700 [Cell] 210-601-1379 Fax: 210-568-4289

Address: 8000 IH 10 West, Suite 600

City: San Antonio

State: Texas

Zip code: 78230

Engineer/Surveyor: Lineberger Consulting Engineers, Inc.

Contact: Jeffery L. Lineberger

Address: 8000 IH 10 West, Suite 600 Phone#: 210-524-7700

City: San Antonio

State: Texas

Zip code: 78230

(c) Name of Project: The Enclave at Deerfield Subdivision

(d) (k) Site location or address of Project and Legal description: 183' southwest of the intersection of Huebner and Deerfield Wood Streets. 17445 Huebner Road, San Antonio, Texas 78230. Lot 2, Block 2, NCB 18901.

DEV SERVICES
2005 JAN 21 A 9:31

Council District 9 ETJ N/A Over Edward's Aquifer Recharge? (X) yes () no

3. What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? *Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*

- (d) Total land use, in square feet: 87,294.0 SF.
- (e) Total area of impervious surface, in square feet: 60,204.0 SF.
- (f) Number of residential dwellings units, by type: NONE.
- (g) Type and amount of non-residential square footage: Prof. Service office space: 14,958.0 SF.
- (h) Phases of the development, (If Applicable); N/A

REV. SERVICES
2005 JUN 21 A 9

4. What is the date the applicant claims rights vested for this Project? 11-23-1999 [PLAT APPLICATION DATE].

- (i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based; [PLEASE REVIEW THE ATTACHED DOCUMENTS]

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application." **THIS PROJECT IS AUTHORIZED TO PROCEED UNDER PLAT# 2000000086.**

4 a. What, if any, construction or related actions have taken place on the property since that date?

None.

5. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

• PERMIT

Type of Permit:	<u>Plat.</u>	Date of Application:	<u>11-23-1999.</u>
Permit Number:	<u>2000000086.</u>	Date issued:	<u>10-30-2000.</u>
Expiration Date:	<u>11-22-2001.</u>	Acreage:	<u>2.004 acre.</u>

• **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

2005 JAN 21 A 9:31
DLY SERVICES

• **Approved Plat**

Plat Name: ENCLAVE AT DEERFIELD SUBDIVISION Plat # 200000008

Acreage: 2.004 [LOT 2 BLOCK 2, NCB 18901] Approval Date: 5-2-2000.

Plat recording Date: 10-30-2001. Expiration Date: 11-22-2001. Vol./Pg.: 9549/25

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

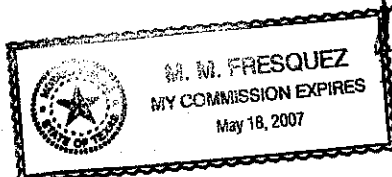
• **Other** ORDINANCE # 88449, 9-10-1998

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: A. J. IMAD. Signature: AJ Imad Date: 1-17-05

Sworn to and subscribed before me by AJ Imad on this 17 day of JANUARY in the year 2005, to certify which witness my hand and seal of office.



M. M. Fresquez
Notary Public, State of Texas

City of San Antonio use

Permit File: # 05-01-045

Assigned by city staff

Date: 2/14/05

☒ **Approved**

☐ **Disapproved**

Review By: _____


Development Services Department

Date: _____

Comments: As of November 23, 1999 as the project had an active plat application on May 11, 2000.

All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted.

LINEBERGER CONSULTING ENGINEERS, INC.
8000 IH 10 WEST, SUITE 600
SAN ANTONIO, TX 78230

35-1054-1130

1709

Pay To
The Order Of

City of San Antonio

\$ 500.00

FIVE HUNDRED AND NO/100

Dollars

☐

Signature Required
Check or Bank

COMPASS BANK
SAN ANTONIO TEXAS

For

Western Rights



MP

⑆113010547⑆

7857 R37

1709